



# NEWPORT BANNING RANCH

City of Newport Beach  
Planning Commission Workshop  
Land Uses, Development Regulations  
& Architectural Guidelines


presented by  
NBR LLC

February 23, 2012

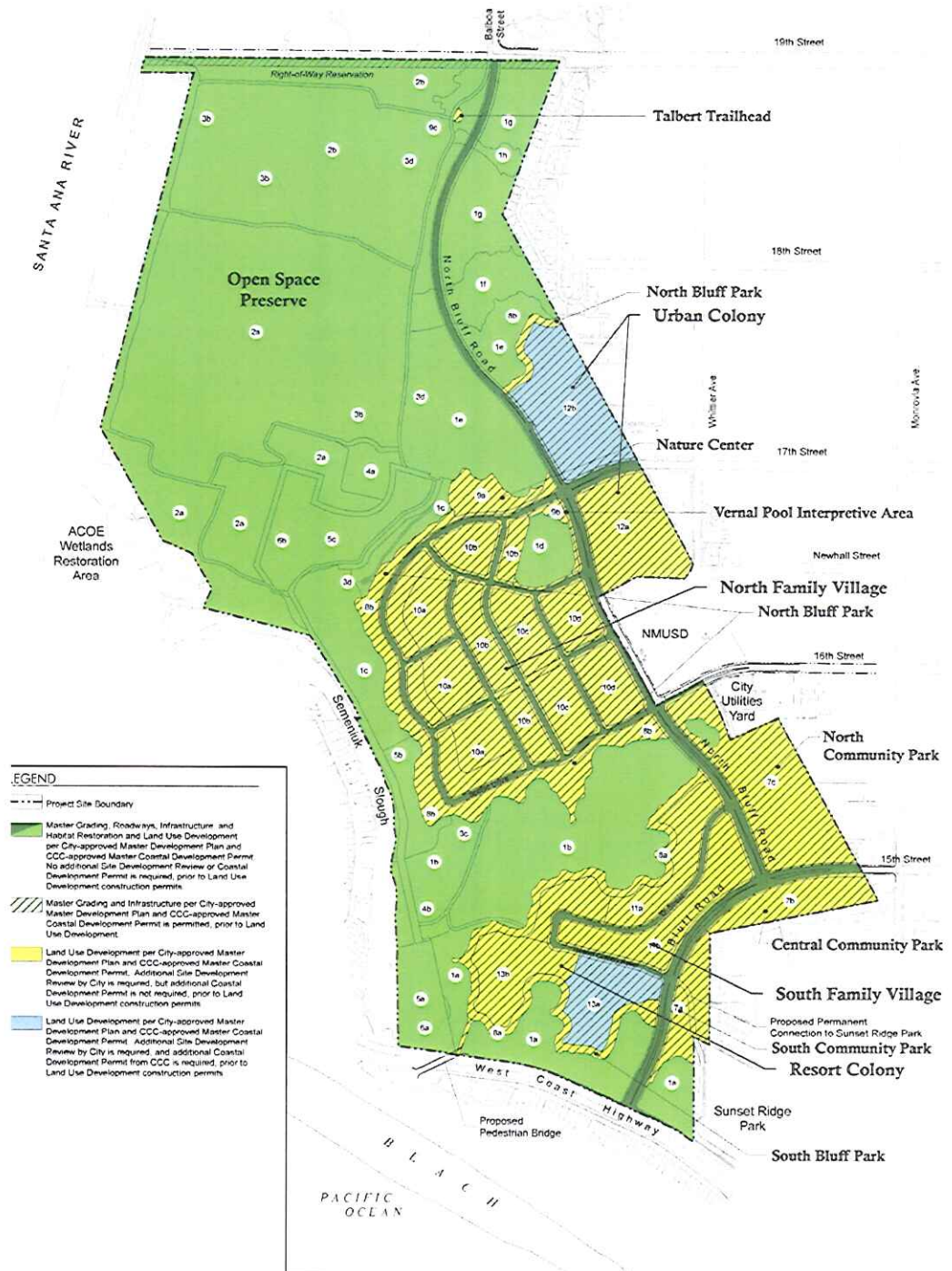




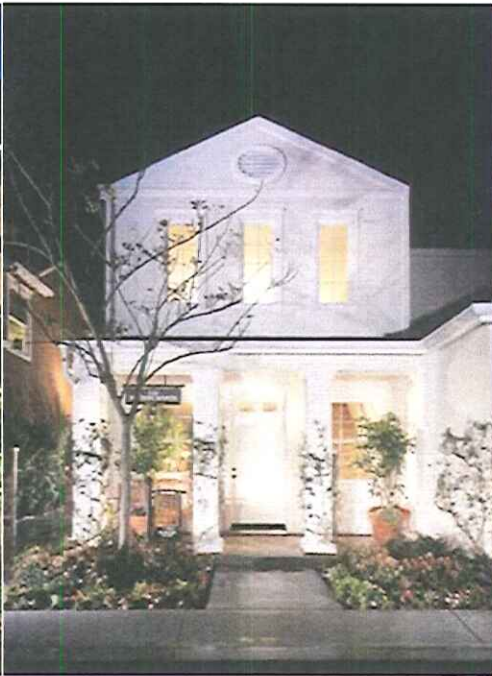
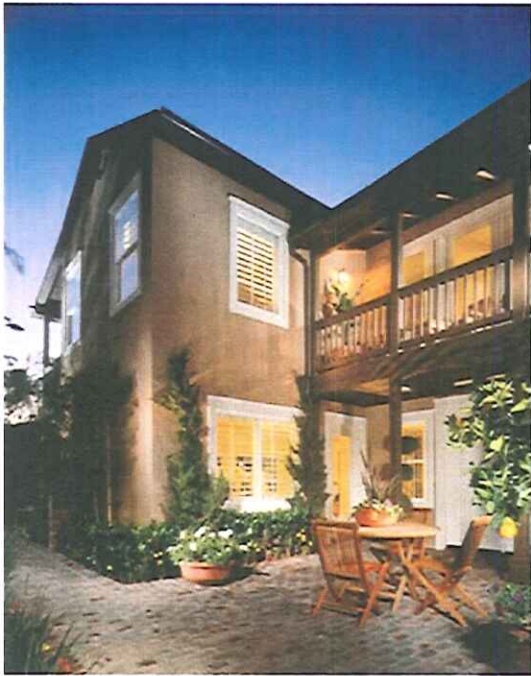
# APPROVALS PROCESS

-  Master Grading, Roadways, Infrastructure, and Habitat Restoration and Land Use Development per City-approved Master Development Plan and CCC-approved Master Coastal Development Permit. No additional Site Development Review or Coastal Development Permit is required, prior to Land Use Development construction permits.
-  Master Grading and Infrastructure per City-approved Master Development Plan and CCC-approved Master Coastal Development Permit is permitted, prior to Land Use Development.
-  Land Use Development per City-approved Master Development Plan and CCC-approved Master Coastal Development Permit. Additional Site Development Review by City is required, but additional Coastal Development Permit is not required, prior to Land Use Development construction permits.
-  Land Use Development per City-approved Master Development Plan and CCC-approved Master Coastal Development Permit. Additional Site Development Review by City is required, and additional Coastal Development Permit from CCC is required, prior to Land Use Development construction permits.

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## ARCHITECTURAL DESIGN GUIDELINES

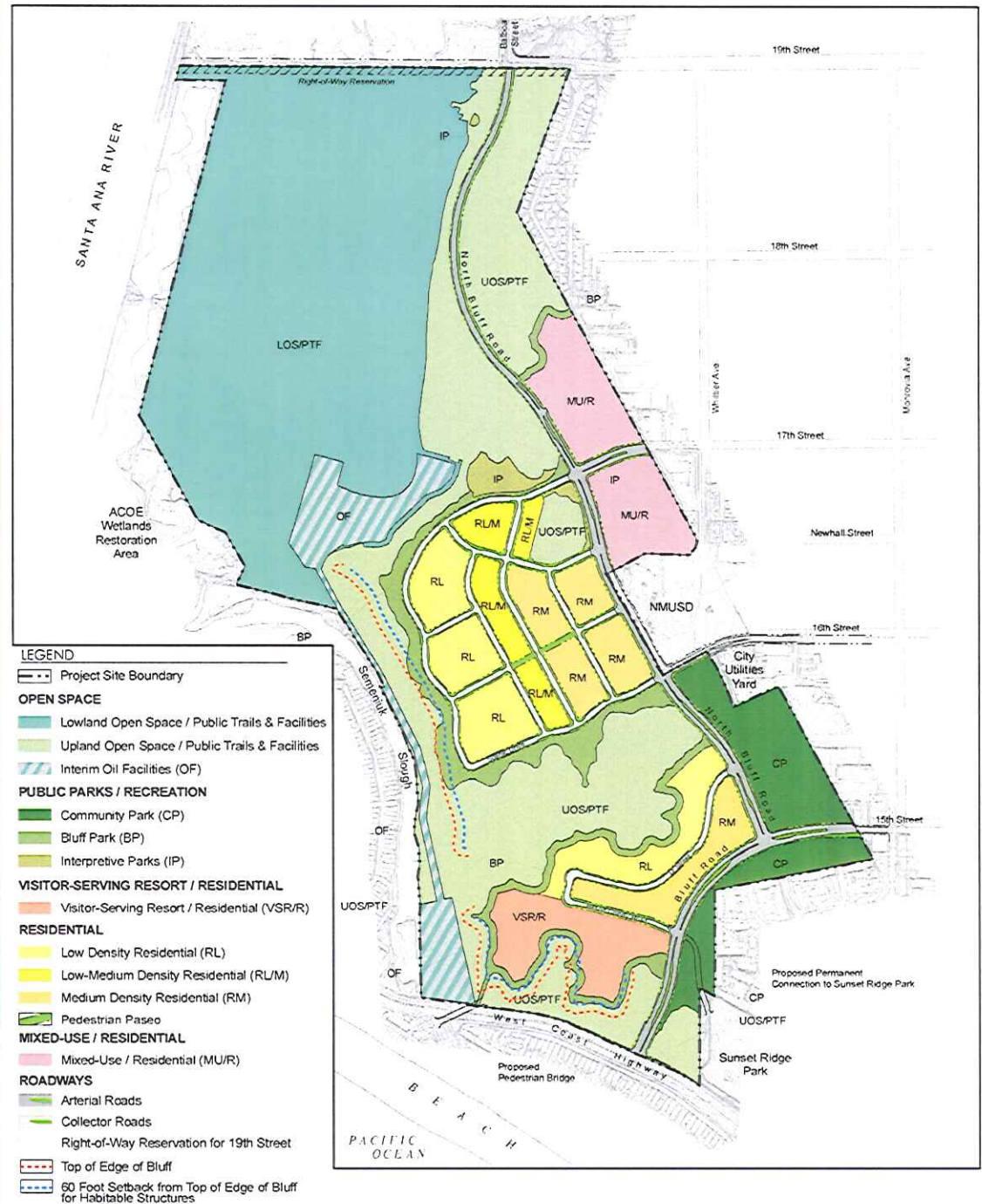
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# VILLAGES & COLONIES PC ZONING

- Low density residential
- Low-medium density residential
- Medium density residential
- Mixed-use residential
- Neighborhood commercial
- Visitor-serving
- Resort/residential

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# VILLAGES & COLONIES MDP

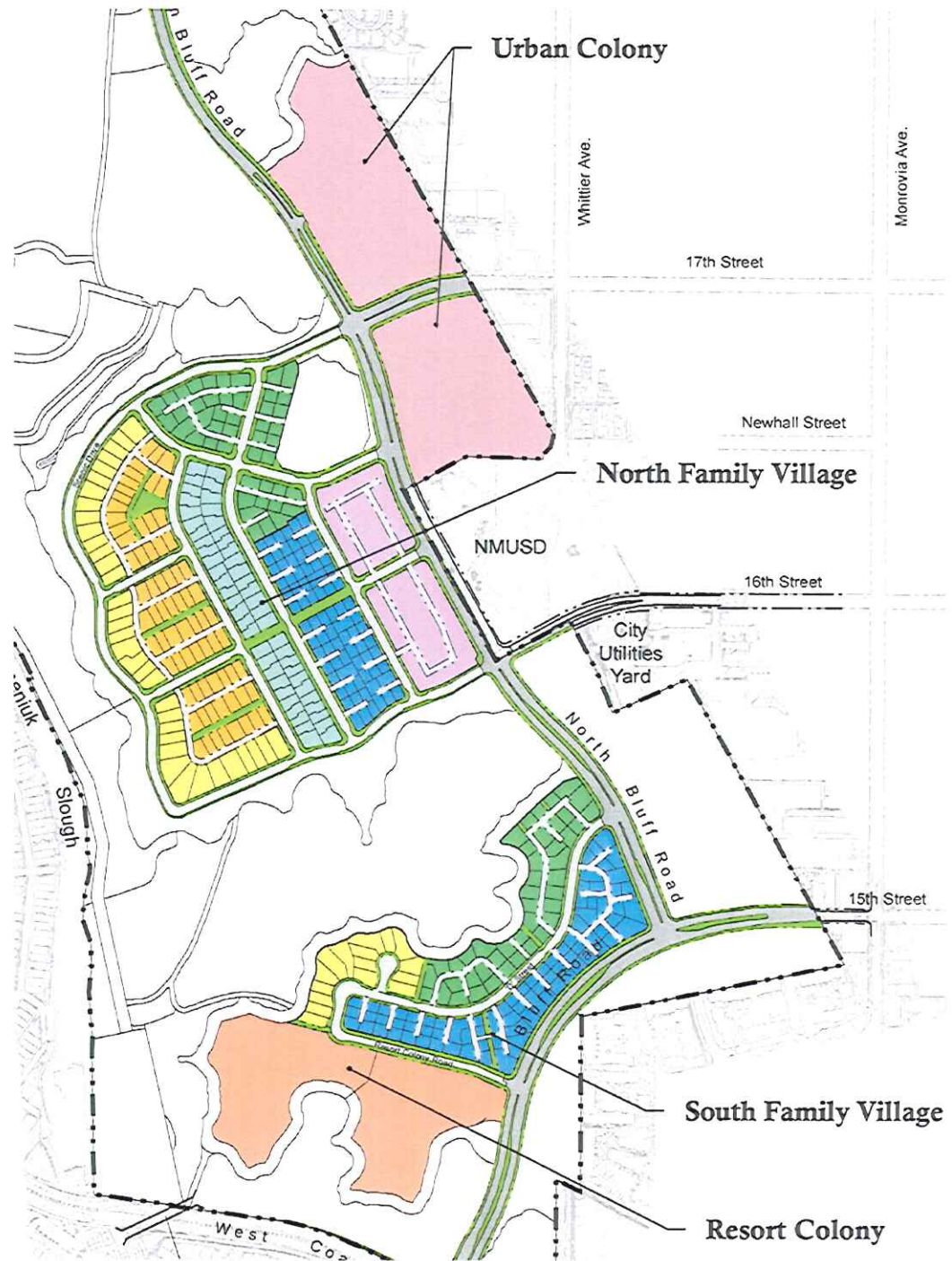
Resort Colony, 11 acres  
Average 9 DU/AC

South Family Village, 19 acres  
Average 7 DU/AC

North Family Village, 46 acres  
Average 9 DU/AC

Urban Colony, 21 acres  
Average 35 DU/AC

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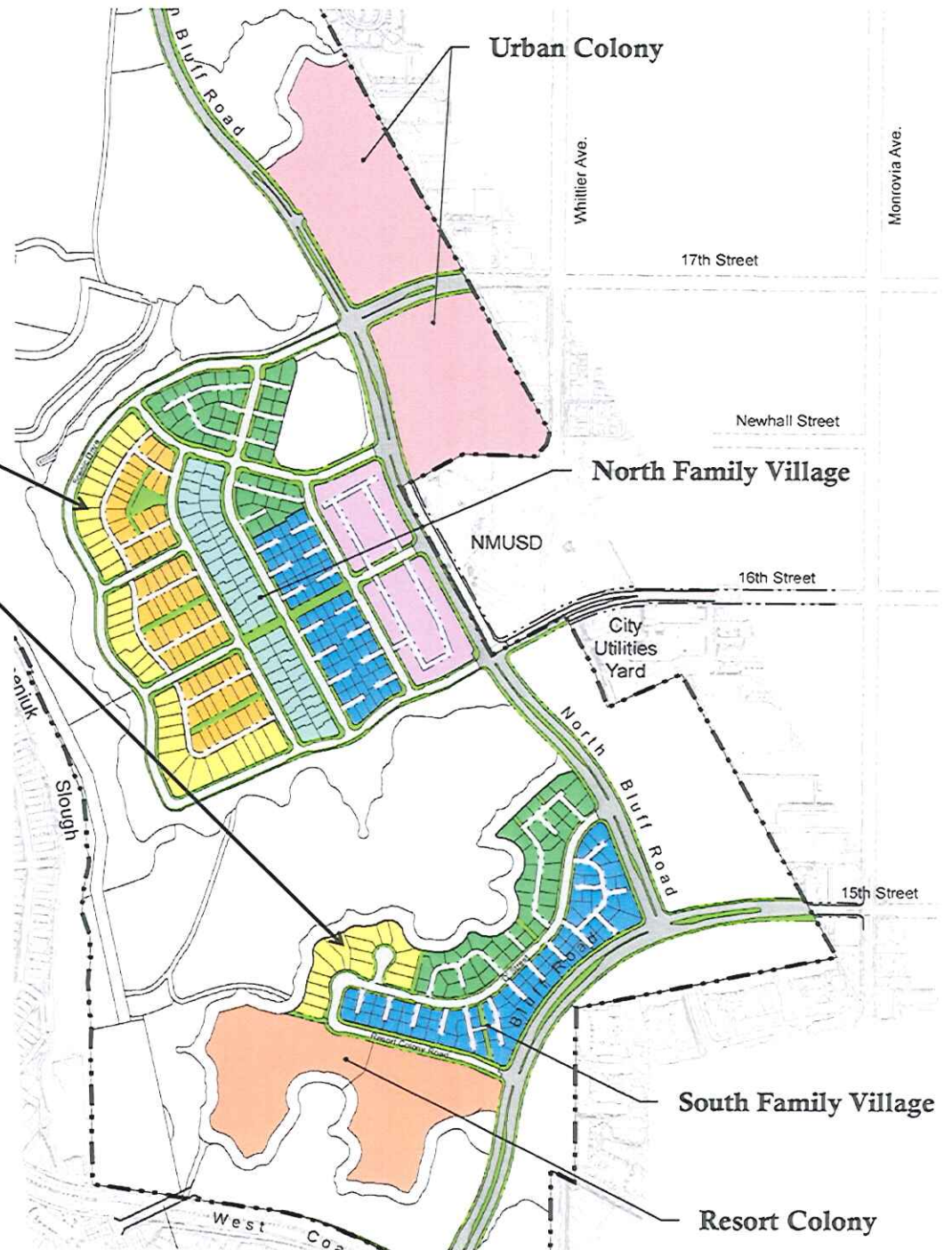




# VILLAGES & COLONIES MDP

Single Family Detached

○ Traditional Homes



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# TRADITIONAL HOMES



40' x 90' lots

32' height

3,750 – 4,150 sq. ft.

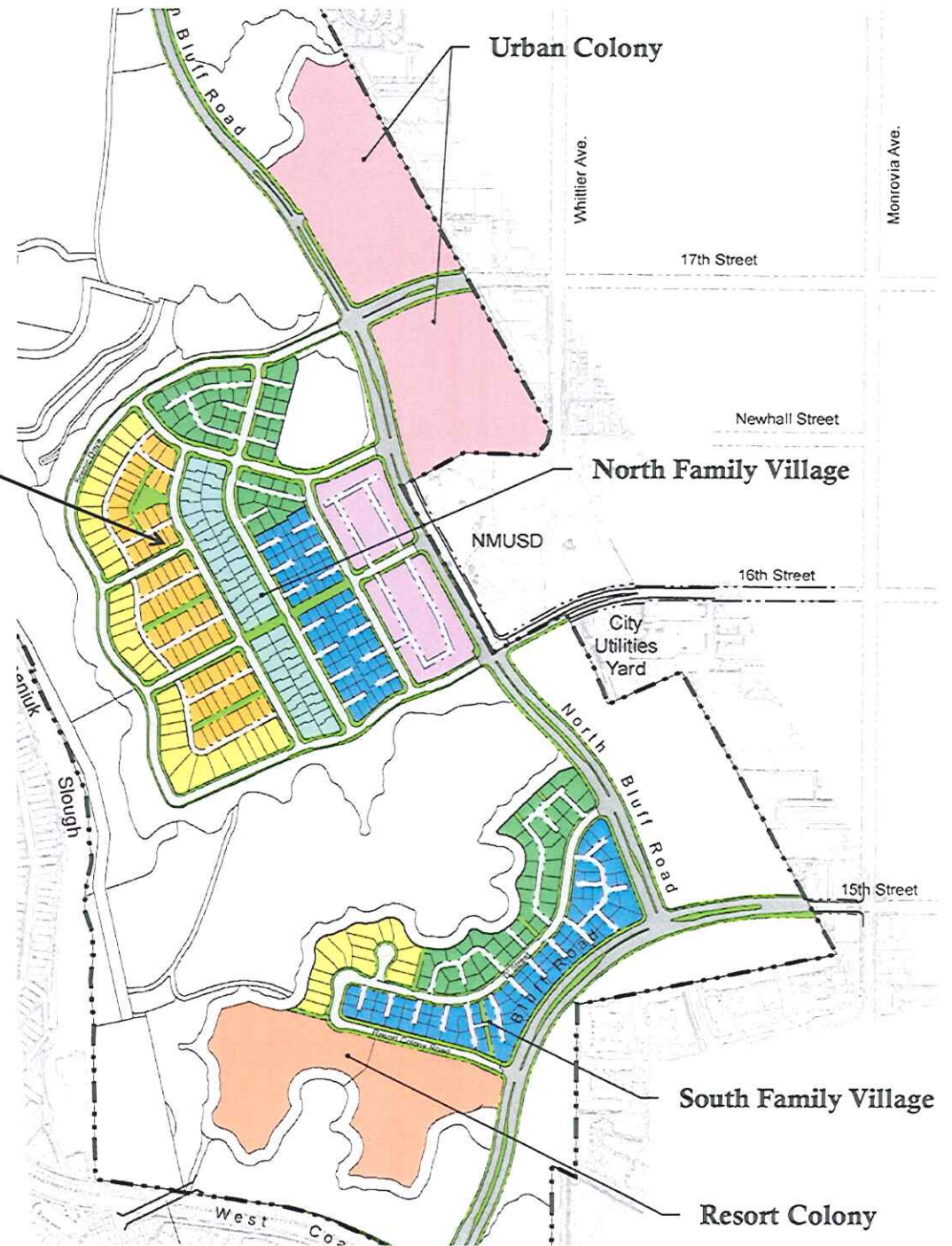
2 - 3 car garages, alley loaded in North Family Village



# VILLAGES & COLONIES MDP

Single Family Detached

o Coastal Homes



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# COASTAL HOMES



36' x 100' lots  
36' height  
2,550 – 3,750- sq. ft.  
2 – 3 car garages, alley loaded

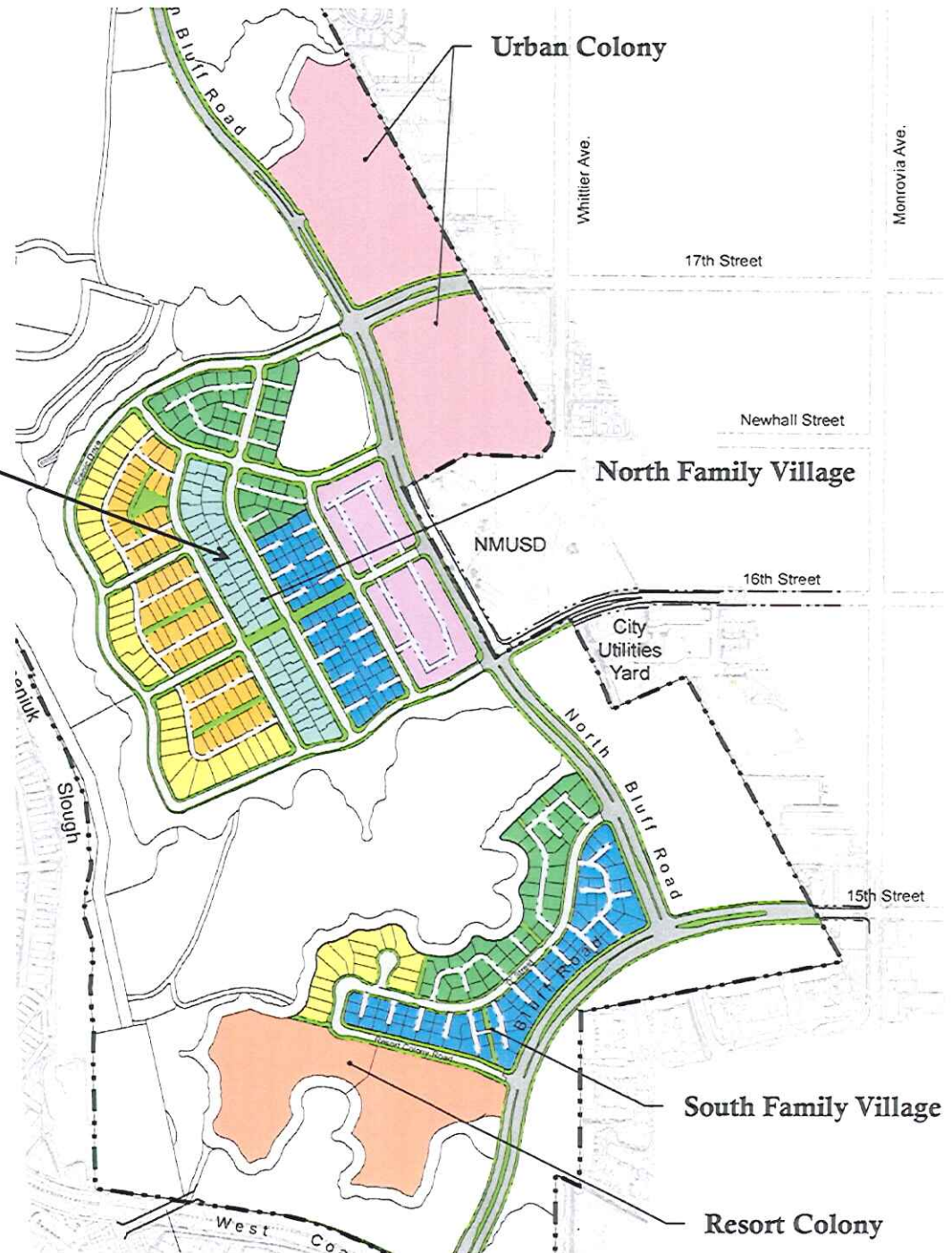




# VILLAGES & COLONIES MDP

Single Family Detached

o Beach Cottages



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# BEACH COTTAGES



39'/45' x 100' lots (Z-lots)  
2,250 – 2,500 sq. ft.  
32' height  
2 car garages

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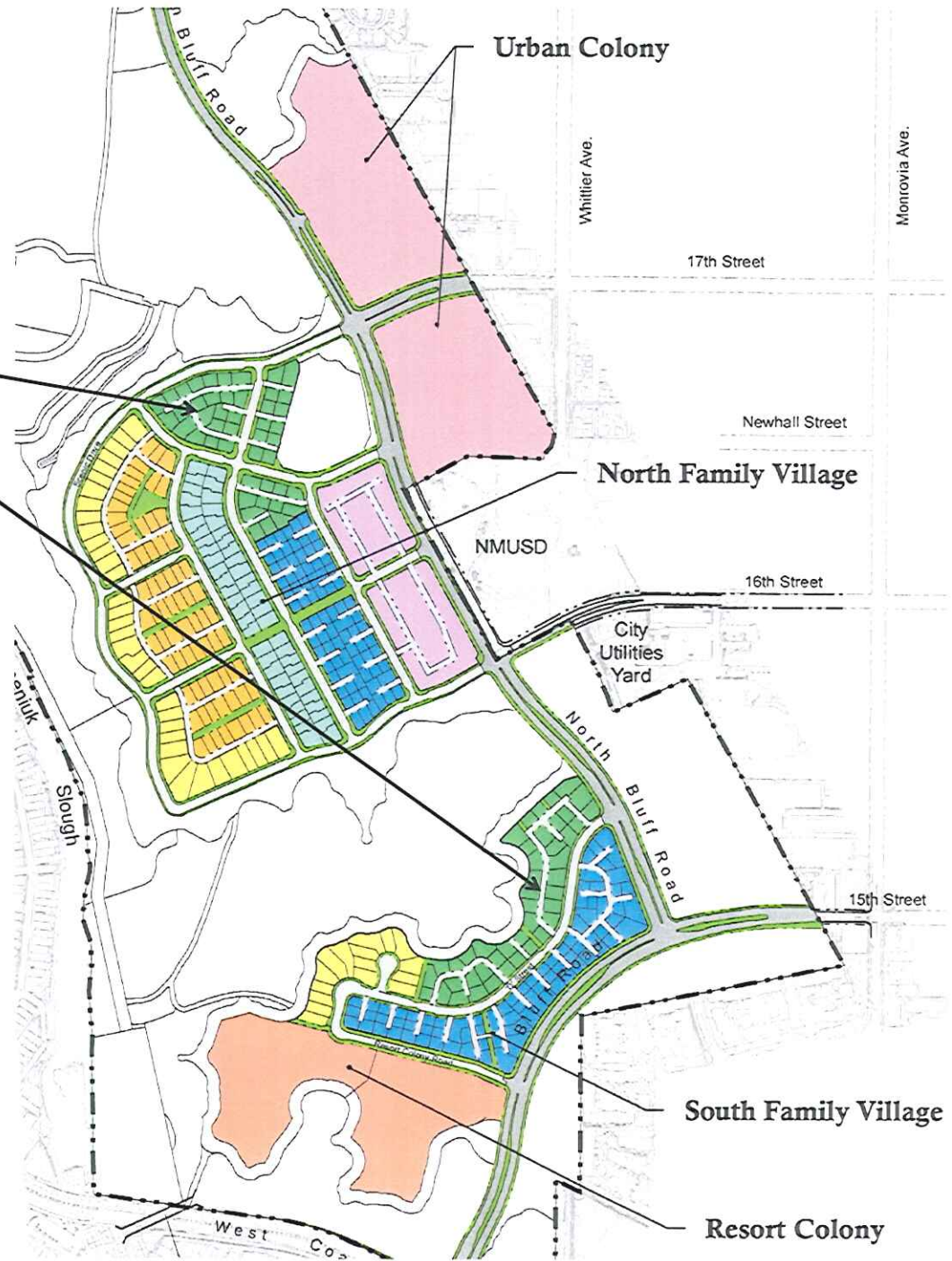


# VILLAGES & COLONIES MDP

Single Family Detached

○ Motor Court Homes

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# MOTOR COURT HOMES



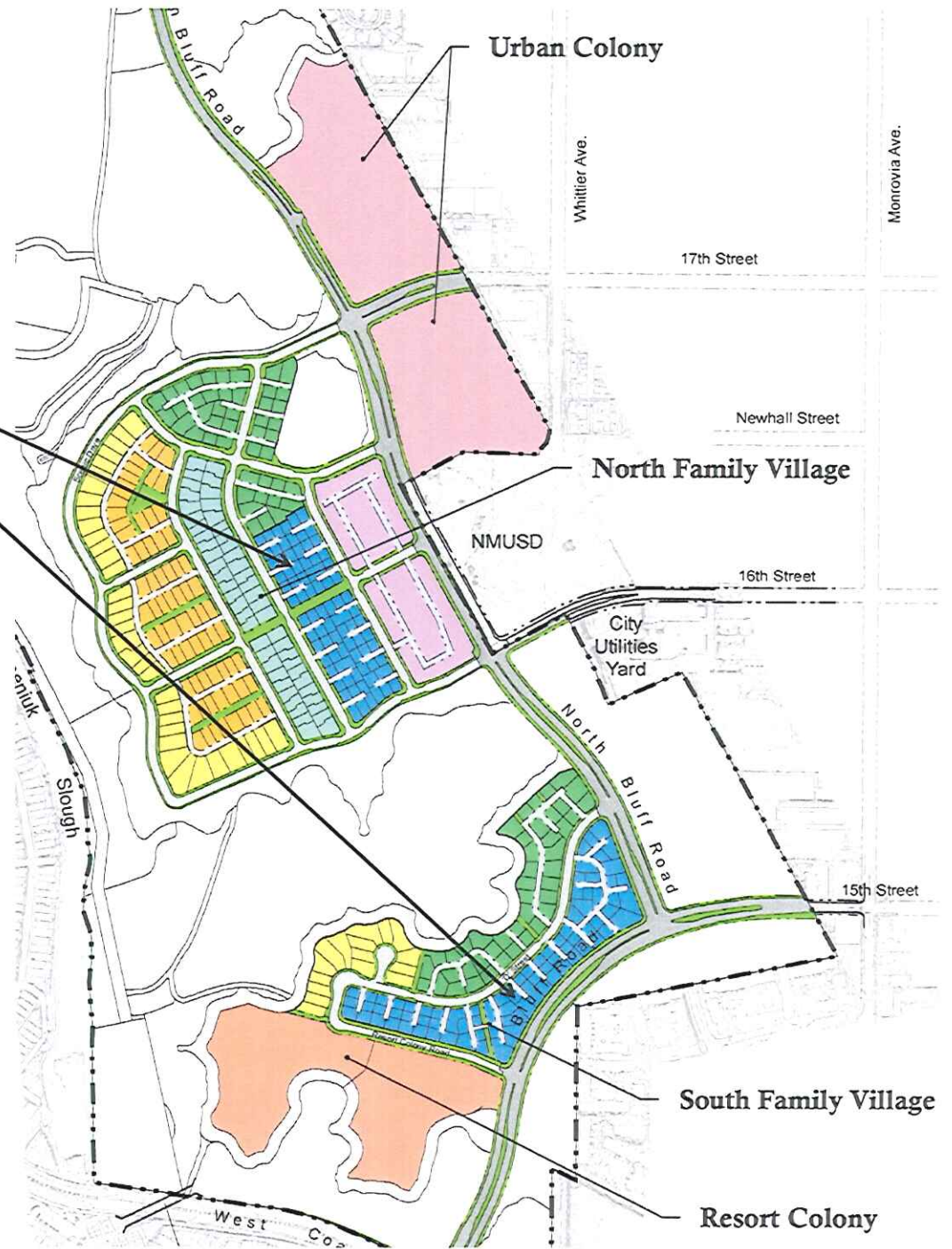
48' x 56' lots  
2,200 – 3,000 sq. ft.  
32' height  
2 car garages



# VILLAGES & COLONIES MDP

Single Family Detached

o Garden Court Homes



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# GARDEN COURT HOMES



43' x 40-43' lot  
1,400 – 1,850 sq. ft.  
32' height  
2 car garages



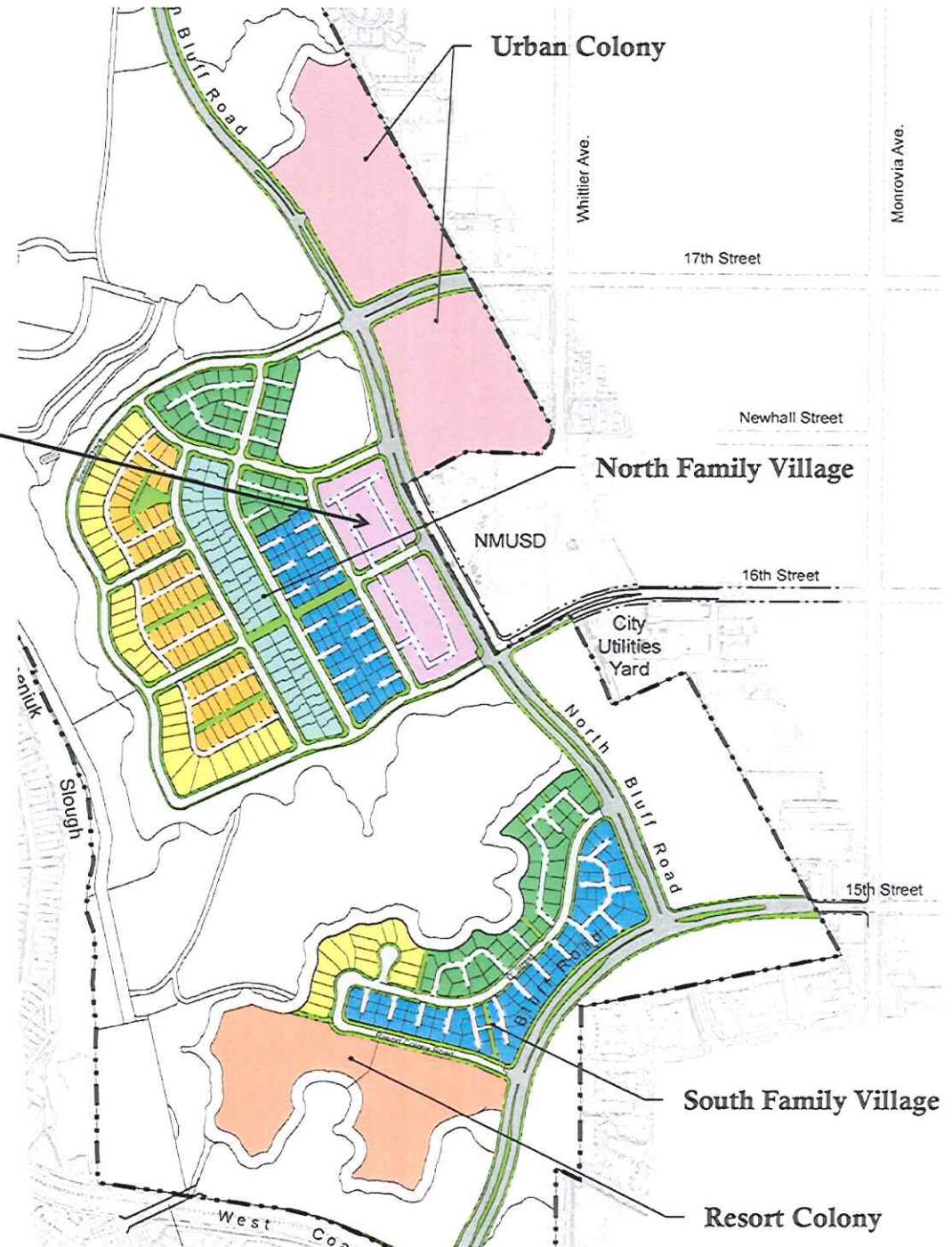
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# VILLAGES & COLONIES MDP

Multi-Family Attached

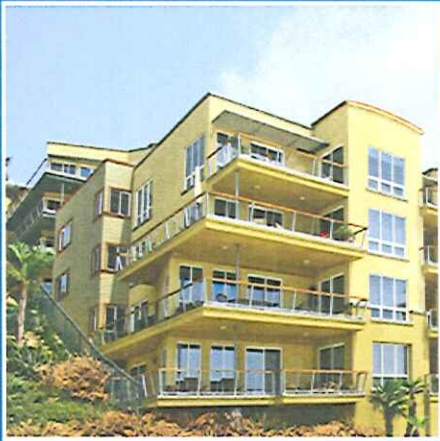
- o Village Flats



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# VILLAGE FLATS



45' height

Individual garages & secure ground floor parking  
3 levels of single level flats over parking

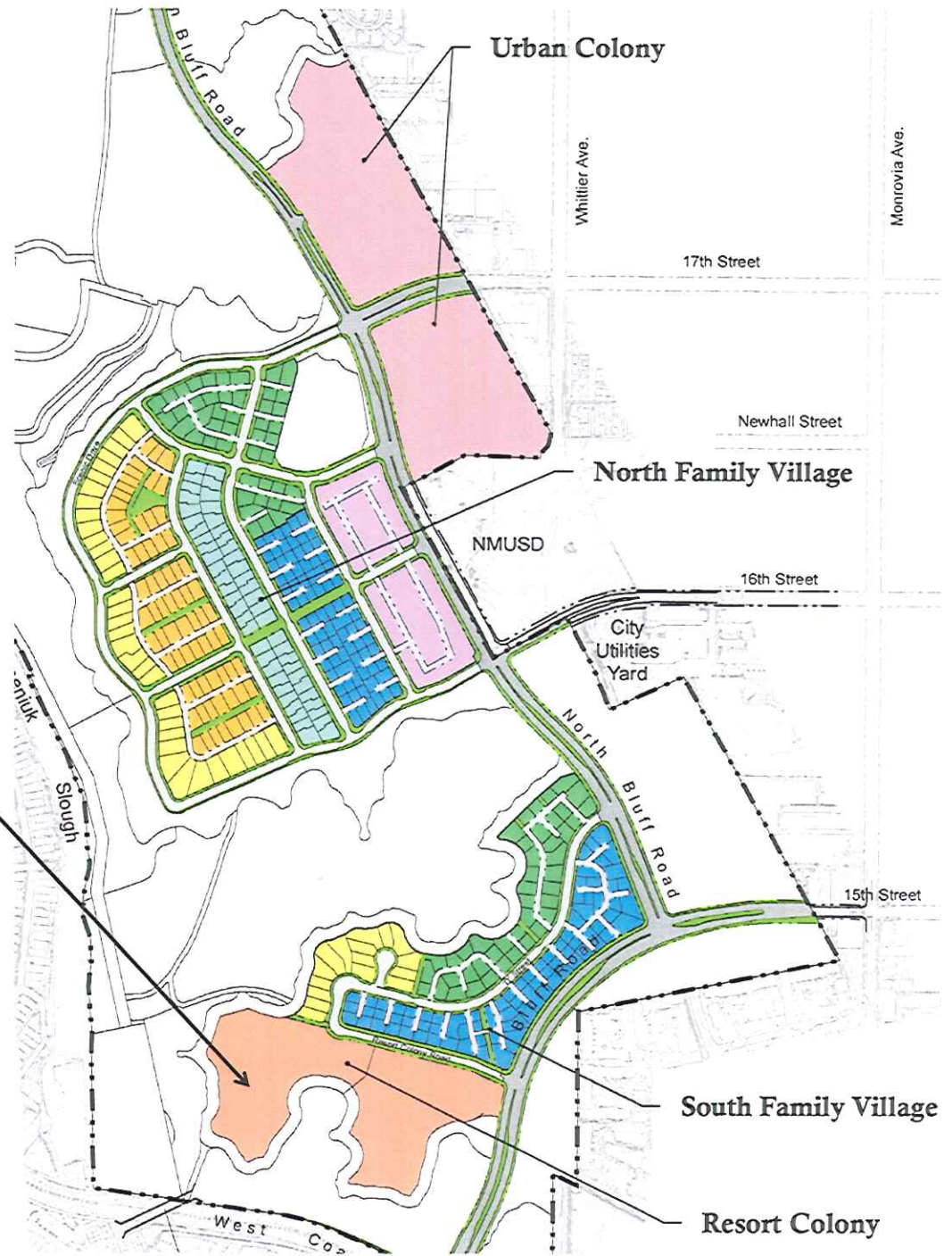


# VILLAGES & COLONIES MDP

Multi-Family Attached

○ Resort Flats

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# RESORT FLATS



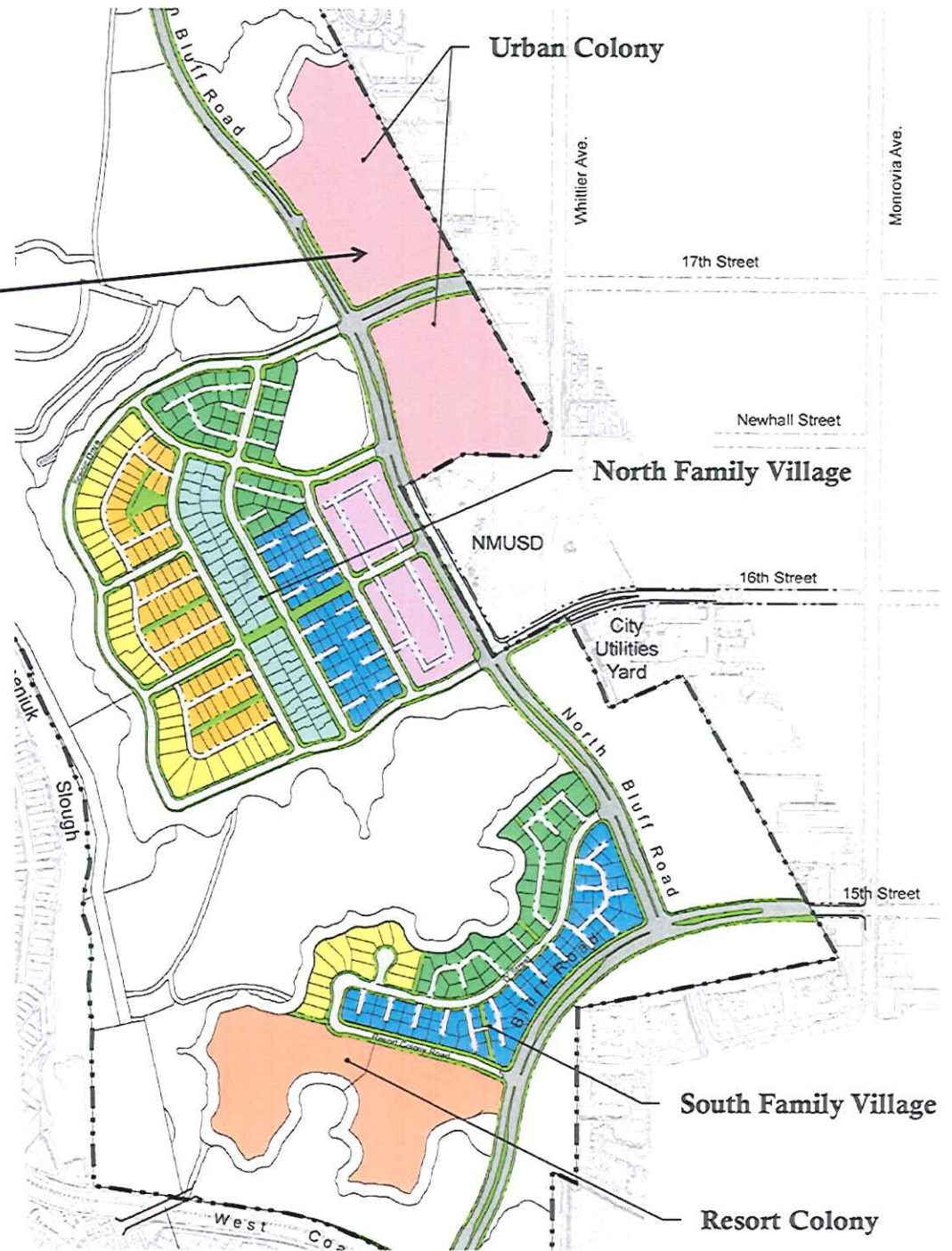
One level subterranean parking  
4 levels, four flats/level  
50' height



# VILLAGES & COLONIES MDP

Multi-Family Attached

- Urban Flats



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# URBAN FLATS



Freestanding residential or vertical mixed-use w/ground floor commercial  
One or more levels subterranean parking  
Compatible with City of Costa Mesa "MesaWest Bluffs Urban Plan"  
4 – 5 stories  
60' height



# VILLAGES & COLONIES MDP

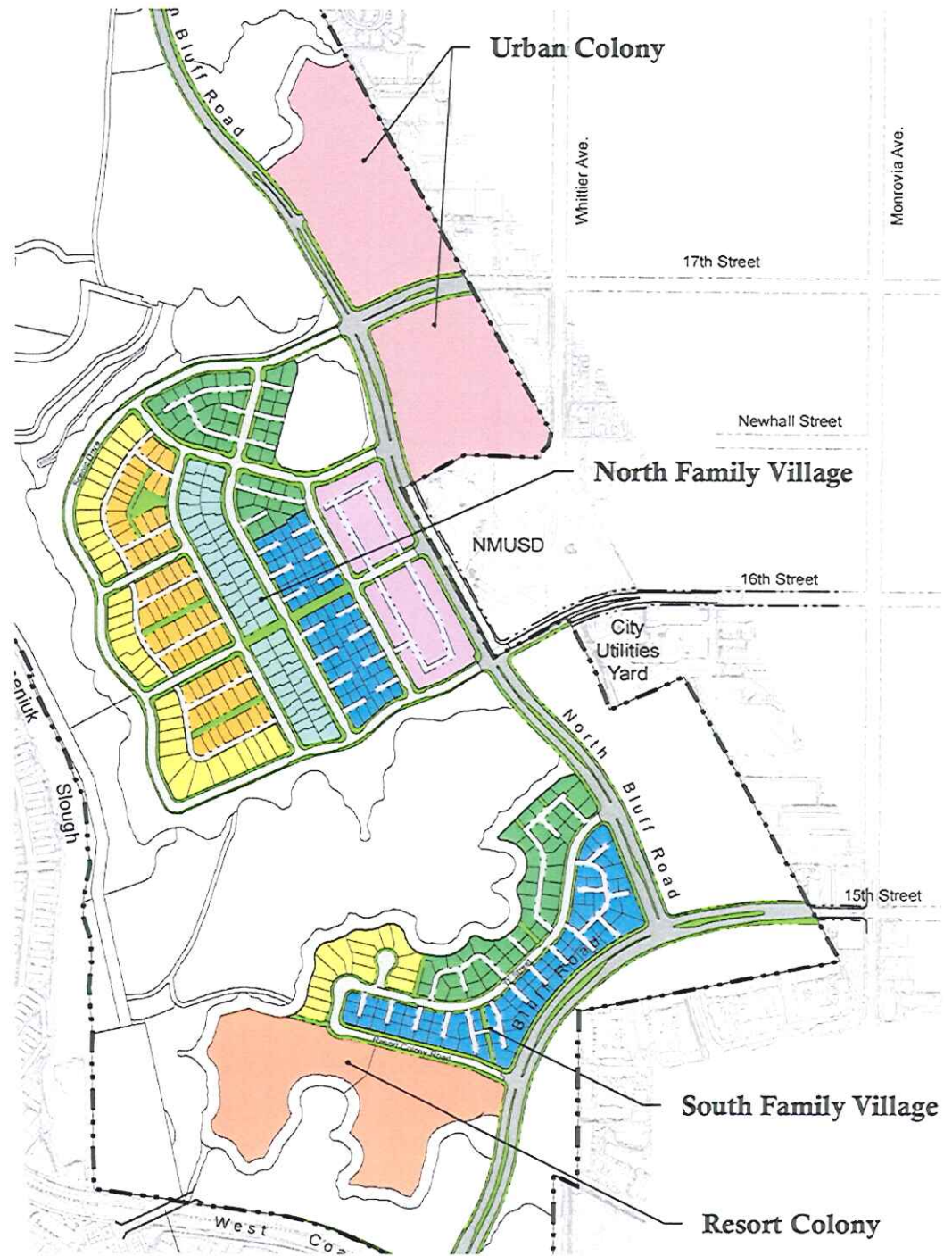
## Single Family Detached

- Traditional Homes
- Coastal Homes
- Beach Cottages
- Motor Court Homes
- Garden Court Homes

## Multi-Family Attached

- Village Flats
- Resort Flats
- Urban Flats

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[www.newportbanningranch.com](http://www.newportbanningranch.com)

